

# \$375,000 - 1419 12 Avenue N, Lethbridge

MLS® #A2201934

## \$375,000

5 Bedroom, 2.00 Bathroom, 1,821 sqft  
Residential on 0.17 Acres

Winston Churchill, Lethbridge, Alberta

Here is a fantastic family home with plenty to offer!!! Features include more than 1800 square feet on 3 levels above grade, a walk-out from the 3rd level to the private back yard, a bright, sun-filled South facing floor-plan, 3 + 2 bedrooms, 3 separate living spaces, a beautiful yard space with an over-sized deck, patio, and outdoor kitchen, front off street parking and an enormous 20 x 32 foot garage!!! The ultra quiet location is close to schools, shopping and transportation, and just steps away from Norbridge park and playground! Your new home awaits! Note: The basement bedroom window may not meet current egress requirements.

Built in 1957

### Essential Information

MLS® #	A2201934
Price	\$375,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,821
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active



## Community Information

Address	1419 12 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1R2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Built-in Features, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Bar Fridge, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Barbecue
Lot Description	Back Lane, Treed
Roof	Asphalt Shingle, Tar/Gravel
Construction	Brick, Stone
Foundation	Brick/Mortar

## Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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